Interests Said to Represent United Cigar Stores Win With \$1,420,000 Bid.

cels yesterday for the estate of the late Courtlandt Palmer and the estate of Mary A. Palmer and the estate of Mary A. Palmer Draper at a Supreme Court partition sale in the Vesey street exchange. The six parcels brought a total of \$2,117,500. Of this more than half, or \$1,420,000 to be exact, was paid for the three parcels at the southeast corner of Broadway and Fourteenth street, which were bought by the Marvel Holding Company. M. Silbermarn, president, for the American Sumatra Company. It was common talk and L. L. for \$15,000.

End place and Ellict place, to Crowther & eventually the buildings will be reimproved with a tall structure. The properties are opposite the site of the new mail order house of Bellas, Hess & Co. Williams. A half block away are the stores of the appraisers and near by is the building of the General Electric through the buildings will be reimproved with a tall structure. The properties are opposite the site of the new mail order house of Bellas, Hess & Co. Williams. A half block away are the stores of the appraisers and near by is Company.

White Plains, N. Y., to W. W. Griffith of Scarsdale.

Reckerf-Erown Realty Company soid to Buildings will be reimproved with a tall structure. The properties are opposite the site of the new mail order house of Bellas, Hess & Co. Williams. A half block away are the stores of the appraisers and near by is the buildings will be reimproved with a tall structure. The properties are opposite the site of the new mail order house of Bellas, Hess & Co. Williams. A half block away are the stores of the appraisers and near by is the buildings will be reimproved with a tall structure. The properties are opposite the site of the new mail order house of Bellas, Hess & Co. Street and the twelve story home of Baker & Milliams. A half block away are the stores of the appraisers and near by is the buildings will be reimproved with a tall structure. The properties are opposite the site of the new mail order house of Baker & Street and the twelve story home of Baker & half, or \$1,420,000 to be exact, was paid for the three parcels at the south-east corner of Broadway and Fourteenth street, which were bought by the Marvel Holding Company, M. Silberman, president, for the American Sumatra Company. It was common talk on the floor of the exchange that the

United Cigar Stores Company of America.

The Union Square Hotel property, at the southeast corner of Union Square and Fifteenth street, was sold to William P. Goldman for \$223,000. The building occupied by Ludwig Baumann & Co. at 500 to 514 Eighth avenue, northeast corner of Thirty-fifth street; the three story store and loft buildins at 268 West Thirty-fifth street; the story building at 269 West Thirty-fifth street were purchased by Sidney K. Baumann of the Baumann company through Sigmund Wechsier, attorney. The buyers have occupied the Eighth avenue property since 1878, when they leased one of the stores at \$1.000 a year. They paid \$367,500 for the parcels at yesterday's sale.

Murray HII Property Sold.

M. Bloeveren, a fur manufacturer, bought the four story and basement 39 foot residence at 271 Park avenue (seat side), with a three story 25 foot front garage forming an "L' to 24 East Fortieth street. He paid \$165,000 for the parcels at treet. He paid \$165,000 for the parcels at the second session of the auction city Estates at Garden City. L. L. were sold at the second session of the auction conducted by Joseph P. Day in 139 modules at \$250 lots offered by the Garden City Estates at Garden City. L. L. were sold at the second session of the auction conducted by Joseph P. Day in 139 modules at \$250 lots offered by the Garden City Estates at Garden City. L. L. were sold at the seco

M. Bloeveren, a fur manufacturer, bought the four story and basement 39 foot residence at 271 Park avenue (east side), with a three story 25 foot front garage forming an "L" to 24 East Fortieth street. He paid \$165,000 for the property after Felix Isman, an operator, had run him up on a series of four bids starting at \$125,000.

The sale in some respects was spectacular. There were exactly 151 bids for the Broadway and Fourteenth street corner, which was being sought by Samuel Stone, an operator, and Felix Isman, representing Benjamin facturer, has purchased through Fredreit Street.

By the time the one hundredth bid had been registered by Mesers. Stone and Isman and the amount had passed the \$1,250,000 mark. Mr. Isman, who had slowly been working his way from about the centre of the sweltering, will eventually be remodelled into duplex the Duplex will eventually be remodelled into duplex will eventually be remodelled into duplex will eventually be remodelled into duplex the Duplex will eventually be remodelled into duplex the Duplex will eventually be remodelled into duplex will eventually be remodelled into duplex will eventually be remodelled int

terday may remain on mortgage for terms ranging from three to five years. The three vacant parcets at First avenue, 126th street and the Harlam River, which were included in the offerings for the estate of Mary A. Paimer Draper, were not offered by Mr. Day. They will probably be reserved for sale at one of his special sales.

BANKER BUYS ESTATE IN EAST WILLISTON, L. I. Will Remodel Peters Place; Other Suburban Deals.

land, L. I., for \$16,000.

GARDEN CITY LOT SALE

street corner, which was being sought by Samuel Stone, an operator, and Felix Isman, representing Benjamin Raufman, the hatter.

Mr. Day started to offer the corner in three separate parcels comprising the Broadway frontage north of the Rogers Peet Company Building, the Union Square Theatre (once Keith's) and the Hotol Churchill, formerly the Morton House, on Fourteenth street, adjoining the southwest corner of Fourth avenue. He waited in vain for a bid and then announced that the refereed had ordered that the three parcels be sold as one. This was what the 500 or more perspiring men and women who or more perspiring men and women who crowded the salesroom wanted apparently as the announcement was greeted by several rounds of applause.

The bidding began at \$500,000. It had, not progressed far when it became evident that Samuel Stone, an operator, had set his heart on obtaining it. Mr. Day had informed his hearers before the bidding started that in ten years the three parcels would bring \$2,000,000 cash. Almost from the outset Felix Isman appeared openly in the role of a "runner up" against Mr. Stone. The latter, it was winspered around the auction room, was representing a syndicate of wealthy moving picture operators.

Max Aronson, a cloak and suit manufacturer, has purchased through Frederick Fox & Co. Inc., the site for an other tall store and loft building on wheth at the release the lighth avenues, in the new aggregaths when tall store and loft building on other tall store and loft building at when take by street, between Seventh avenues, in the new aggregaths when the completed a twelve story store and loft building at 229 to 239 West Thirty-sixth street, between Seventh at the referee to thirteen story store and loft building at 229 to 239 West Thirty-sixth street, on which we will erect a thirteen story store and loft building from plans by Schwartze & Frederic His latest purchase includes 242-box and the will be completed by July 1. In the property at 242 to 248, measuring 76.8x93.9. Was sold by Rose Po

Gaines, Van Nostrand & Morrison, Inc., sold to a client for the Columbia University Club, their former clubhouse at 18 Gramercy Park, on the southwest corner of Gramercy Park and Irving place, occupied by the Army and Navy Club. The property is a four story house, 40x134, with a squash court building in the rear on Irving place. The building is to be extensively remodelled into small apartment; and the present

TENANTS BUY ON

Take Over Business Buildings at Corner of Morton and Washington Streets.

Jos. P. Day Auctions PalmerDraper Realty for Total

of \$2,117,500.

A Warner Baltazzi sold to Elliott
C. Bacon of J. P. Morgan & Co. Mrs.
Charles G. Peters's property at East
Williaton, L. L. known as "The Corners,"
consisting of twenty acres of land together with an old Colonial farmhouse,
stables and garage. The house had been
leased by D. Stawart Inglehart, who has
been tenants in the building for
several years. The transaction was arinst hought Mrs. Robert L. Stevens's
foreverty at Westbury through the same
broker. Mr. Bacon will have the house
tate held since the sale of the Henry
Astor holdings in March, 1920, Joseph
P. Day, auctioneer, disposed of six parcels yesterday for the estate of the late
Courtlandt Palmer and the estate of
Mary A. Palmer Draper at a Supreme

The northwest corner of Washington
and Morton streets, 125x125, improved
with four story buildings, has been purchased from Henry Sanford and others
by John Ochse, Cyrus Rhelms and the
Central Transportation Company, who
have been tenants in the building for
several years. The transaction was arranged by George Milne, broker. The
deal also includes a long term lease of
the adjoining site on Morton street, 125x125, improved
with four story buildings, has been purchased from Henry Sanford and others
by John Ochse, Cyrus Rhelms and the
Central Transportation Company, who
have been tenants in the building for
several years. The transaction was arranged by George Milne, broker. The
deal also includes a long term lease of
the adjoining site on Morton street,
S. A. Warner Baltazzi sold to Elliott
The northwest corner of Washington
and Morton streets, 125x125, improved
with four story buildings, has been purchased from Henry Sanford and others
by John Ochse, Cyrus Rhelms and the
Central Transportation Company,
have been tenants in the building for
the adjoining site on Morton street,
The northwest corners, to consist of the near the property,
with four streets, 125x125, improved with case of the stable for the same
with house had be

the Minaret Building Company (McMorrow Bros.) the seven story devator apartment building at 408 and 410 West 150th street, adjoining the southwest corner of St. Nicholas avenue. The building, which is known as Haleyon Hall, cevers a plot 83.6x100. It returns \$40,000 yearly in rentals and was valued at \$225,000. The purchasing company was represented by Thomas McMorrow as attorney and the selfer by McLaughlin & Stern as attorneys.

Joseph Koch and the estate of Pauline Nussbaum, represented by Louis W. Osterweis, sold the five story tenement at 1619 Avenue A, 25x94, to Michael Senetra.

Mulvihili & Co. sold for Elia Kelsh

Mulvihil & Co. sold for Ella Kelsh and Barbare Wittman the three story dwelling at 126 East 127th street, 25x 100, to Marie G. Hochstadter.
Elsie W. Denton sold to Jennie Gross 156 West 228th street, a two and a half story dwelling, 32=100.

Rice & Hill #75 for Dr. Walton Martin the house at 151 East Sixty-third street. The purchaser will occupy after alterations have been made.

A. M. Huntington Gift Deeded. Archer M. Huntington, benefactor of libraries and museums, has conveyed to the American Academy of Arts and Letters the four story building, 50x102.2, at 15 and 17 West Eighty-first street, which it now occupies. The structure is opposite the American Museum of Natural History.

Antique Dealer Leases on 5th Av James Robinson, dealer in antiques, has leased from A. & J. Pillori, at an aggregate rental of more than \$100,000, the store in 721 Fifth avenue, between Fifty-sixth and Fifty-seventh streets. Frederick Fox & Co., Inc., were the brokers.

New Buildings Projected.

Plans were filed yesterday for a sixteen story office building, 51x98 at 76 to 70 West Fortieth street, for R. H. Davis. Necarsulmer & Lehlbach, archi-

Davis. Necarsulmer & Lehlbach, architects, estimate the cost at \$400,000.

Plans were also filed for an eight
story clubhouse, 72x100, for the Society
of Professional Automobile Engineers
at 153 to 159 West Sixty-fourth street.
W. Haefelli, architect, places the cost
at \$350,000.

Among the other plans filed were the
following:

following:
Madison avenue, 160, for a seven
story factory, 24.7x35.5; A. M. Romaine,
22 East Eleventh street, owner: Sommerfeld & Steckler, architects; \$60,000.
Madison avenue, 163, for a seven
story factory, 24.9x35.6; 162 Madison
Avenue Corporation, 103 Park avenue,
owner; Sommerfeld & Steckler, architects; \$60,000.

\$950,000 Loaned on Buildings.

A building loan of \$800,000 has been A building loan of \$500,000 has been made by Wm. Henry Barnum & Co. to the Dodge Building Corporation, representing the Dodge Manufacturing Company, a Western machinery concern, for the erection of a twelve story store and office building, covering the east front of West Broadway, from Park place to Murray street. The company, which will occupy three floors, has commissioned Shape, Bready & Peterkin, to design the structure. The company bought the site a year ago for \$325,000 in an action sale from the city.

HEIRS SELL \$350,000 LOWER WEST SIDE Havemeyer Estate Disposes of Throg's Neck Farm.

Samuel Kronsky. Inc. sold for the heirs of the late Frederick C. Havemeyer a mortgage of \$3450,000. covering the property at Throg's Nack formerly the home of the late Frederick C. Havemeyer. It consists of seventy-two acres of upland and forty-one acres under water, with the old family mansion and numerous outhuildings. The appearty water, with the old family massion aim numerous outbuildings. The property was sold in 1907 to the Sound Heights Corporation and the mortgage is now part payment. The mortgage is now foreclosed, and it is the intention of the Urges Clearing House Which

foreclosed, and it is the intention of the purchasers of the mortgage, if they acquire title, to develop the property as medium priced home sites.

Herman A. Acker has sold for a client to the Calveston Building Company, P. Herschowsky president, a plot 89x100 on the southeast corner of Creston avenue and Field place. There is a frame residence on the plot, which will be torn down, and plans are now being prepared by the purchaser for an apartment house.

investor.

Harry Cahn sold to Philip Suttin the two story dwelling at 729 East 161st . street, between Jackson and Forest ave-

REALTY JOTTINGS.

Daniel Birdsall & Co., Inc., have been appointed agents for 116 to 122 West linety-eighth street. Cross & Brown were the brokers in the lease of the building at the north-east corner of Second avenue and East east corner of Sec. Fifty-eighth street.

Pleasants Pennington is the new owner of the dwelling at 52 East Sev-

R. H MACY & CO. GETS ASSESSMENT REVIEW

R. H. Macy & Co. obtained yesterday com Supreme Court Justice Donnelly a writ of certiorari requiring the Tax Board to set forth its reasons for as-sessing the department store property in Herald Square at \$7,625,000 for 1921. This figure is \$1,200,000 in excess of the value of the property, the dry goods firm

Applications for similar writs were filed by the Waclark Realty Company, owning the home of former Senator W. A. Clark, at Fifth avenue and Seventy-seventh street, which asserts the assersment of \$3,500,000 is \$550,000 in excess of the actual value of the improved property, and by the Palace Theatre and Realty Company, which asserts that the \$1,350,000 assessment of the theatre property is \$350,000 in excess of its real value.

IN THE AUCTION ROOM. (14 VESEY STREET).

\$20,050. By I. Lincoln Selde Co.
100th \$t, 147 W, n s, 276 ft e of Amsterdam
av, 25x100.11, 5 story flat; Samuel D South
mayd et al against George Cohen et al;
\$21,650.08; taxes, &c., \$474.50; withdrawn.

ESTATES APPRAISED.

ESTATES APPRAISED.

EDWARD HIRSH (February 7, 1921). Leaving an extate of \$1,292,298. Wife. Florary 7, 193 Fifth Avenue, receives \$497,012, daughters Elsie Rosenberg, name address, \$47,636; Lillian Baer, 60! Madison avenue, \$53,600; Incoher. Veit Hirsh, 41 West End avenue, \$5,500. Nine Jewish institutions receive from \$500 to \$1,000 each.

DAVID WEINGARTEN (November 29, 1919). Leaving an estate of \$782,008, Wife, Anna, 36; West End avenue, receives \$425,81; sons, Melville D., same address, \$94,509; R. Paul of Chicago, \$134,534; daughter, Florence Samuel, 229 West Niney-seventh street \$127,019.

CHARLOTTE ABBOTT CAFE, Portland, Me. (January 26, 1921). Leaving a personal estate of \$2,212,243, with \$53,500 taxable in New York. The Presbyterian Eye and Eat Hospital of Estitinors, receives \$45,000. The restidue is divided into forty-five parts, lifteen of which go to her husband, six to each of four children, and two to each of three grandchildren.

HELEN B. COLES (November 5, 1920). Leaving an estate of \$75,255. Daughter, Lillian C. Edmonds, 30 East Seventy-seventh street receives \$47,002. Crandsons have a life interest in the remainder.

SALES AT AUCTION.

-TO-MORROW-200 MOTOR TRUCKS AT AUCTION Samuel Marx, Auctr. Will Sell Without
Limit or Reserve
or the account of whom it may conce

To-day, To-morrow & Friday June 29th June 30th July 1st At 513-527 W. 55th St., N. Y.

Between 10th and 11th Avs.
200 Mack, Pierce-Arrow,
Packard, White, RikerLecomobile and Commerce MOTOR TRUCKS From 1% Tons to 5% Tons OME NEW SOME SLIGHTLY USED BUT ALL IN A! CONDITION.

ALL PULLY GUARANTEED asers can arrange partial paymen SAMUEL MARX, Auctr. Office 115-117 West 23d St., N. Y

A Fine Private HouseSale BENJ. S. WISE, Auct'r 133 WEST 70th ST To-day (Wed.), 10:30 A.M. by order JOHN SOUTAR, Esq.

who is giving up housekeeping.
The House contains in part:
Hardman Curight Player Plane and two
other uprights: 10 Hedroems completely
farmined in unbegary, Brass fields and
Plan Bedding, Massa, Blankets, Sheets,
Pillow Cases, &c.
Dressers, Chiffoniers, Chairs and Rockers, Loi Wicker Furniture, Draperies and
Lace Curtains, Rugs and Fine Carpets,
Pletures and Brica-Bruc, Gate Leg
Tables, Couches, Decks, &c.

EXHIBITION—House open for inspect on ? A. M. TO-DAY, prior to sale.

MORTGAGE IN BRONX SUGGESTS BIG POOL FOR BUILDING LOANS

Urges Clearing House Which Would Guarantee Fixed

Nathan Hirsch, president of the Citizens' Protective Housing League, wrote yesterday to Darwin P. Kingsley, presi-

terest.

"We have fixed a fair and reasonable rental for about all the landlords and tenants," he said, "and the drop in prices is against any increase during the life of the emergency rent laws.

"My advice to the parties at this time is that in the event of a request to sign what is considered by tenant to be unlawful increase, the tenant should simply tell the landlord that he intends to remain in the premises, but will not sign any lease at the unfair increased rental, but will leave it to the court to by the purchaser for an apartment house.

Cammann, Voorhees & Floyd, with J. Romaine Brown & Co., sold for the Sheafer estate a plot on the north side of Fast 137th street, 100 feet east of Brook avenue, to the W. C. P. Realty Company, Philip Mattenberg president, which owns a plot 150x100, upon which stores and a market are to be erected. The lease calls for a yearly rental of \$25,000. Philip Shapiro, attorney, represented the buyer.

The Stahl & Wastky Company, which is complating ten two family dwellings in the Williamsbridge section, purchased six lots from Packard Bros. on 245d street, near White Plains avenue, for improvement with six similar dwellings.

The I Lincoln Seide Company sold for Harry T. F. Johnson to the Dern Holding Company the ten family apartment house at 2679 Briggs avanue.

The I Lincoln Seide Company sold for Mrs. Amelia Lambert 2388 Grand avanue, a three story frame dwelling, 50x100.

Samuel Cohen sold the southwest corner of 158th street and Cauldwell avenue, a three family dwelling, with stores, to an investor.

Harry Cahn sold to Philip Suttin the State I respectfully suggest a plan?

Remains him to call a meeting companies and the New York Life Insurance companies and the construct dwelling and savings banks to establish a clear-ing house for loans to construct dwelling and savings banks to entablish a clear-ing house for loans to construct dwelling.

Mr. Higsch's letter was in reply to a letter from Mr. Kingsley accepting what is compaled to the lease companies as vings banks, fire insurance ompanies and the ten family apartment in companies, savings banks, fire insurance ompanies and the following savings banks to catalnish a clear-ing house for loans to construct dwelling.

Mr. Higsch's letter was in reply to a letter from Mr. Kingsley accepting what is compaled to the lease companies as vings banks to catalnish a clear-ing house for loans to construct dwelling.

Mr. Higsch's letter was in reply to a letter from Mr. Kingsley accepting in the general committee of the lease compan

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

ortgage purposes until this crisis is

Justice Davies Regards Increase Unjustifiable in Fall.

Justice John R. Davies, during th

AGAINST RENT JUMPS

COURT ADVISES FIGHT

ANNOUNCEMENT

For the Estate of Mary A. Draper, Dec'd, George W. Wickersham and Edward J. Haney, Esqrs., Executors, I will include in my next Special Sales Day, Tuesday, July 12, at the Exchange Salestoom. 14 Vesey Street, the following well located properties at

Executors' Auction Sale

Vacant Plot, East Side of First Avenue. North of 125th Street and extending to the Harlem River. Size 382.3 3-8x300.614x 110.11 3-8x irregular. This plot is now under lease at \$12,500 per year.

Block Front, West Side of First Avenue, 126th to 127th Street. Size 140x199.10x irregular.

Southwest Corner First Avenue, 126th Street. Size 149.10x90x99.11x irregular. Cadwalader, Wickersham & Taft, Attorneys for Executors, 40 Wall St., New York City

SEND FOR BOOKMAP

67 Liberty St.



Telephone Cortlandt 0744

THE CONTINUATION SALE

ABSOLUTE EXECUTORS' AUCTION

560 BROOKLYN Subway LOTS AND ONE 2-FAMILY DWELLING

By order of the Executors of the Estate of STEWART McDOUGALL, Dec'd.

8 P.M. TO-MORROW NIGHT At the Brooklyn Real Estate Exchange, 189 Montague St.

Some of THE BEST LOTS Remain to Be Sold TO-MORROW NIGHT

Located on Fort Hamilton Parkway, New Utrecht Ave., 8th, 9th and 10th Aves., from 42d to 46th Street. Free Title Policies by Title Guarantee and Trust Co. TERMS: 10% Denosit in cash, certified checks. Savings Banks Books or Liberty Bonds. 70% can remain on mortgage for 3 years at 6%.

BRYAN L. KENNELLY, Inc. 149 BROADWAY, N. Y. Tel. Cort. 1547

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

\$5,000 to \$50,000 If your RENTAL-INCOME for next year is

55,000 or \$50,000 it is available to you roday, repayable as you collect the rents. NEW YORK INCOME CORPORATION Park Row. Tel. Barciny 10147. New York. MORTGAGE MONEY

WOOD, DOLSON CO., Inc. BROADWAY. RECTOR 7854.

MORTGAGE MONEY

GEORGE C. PANTER, INC.,
195 Broadway. 3243 Corf.

CITY REAL ESTATE

West GOOWIN SELLING, MANAGEMENT, LEASING. GOODWIN A Spuyten Duyril and Riverdale.

A BEAUTIPU HOME AT A BIG SACRIFICE. builder hit hard by the tight mensy plot will ask its and ask of 30 per cent, of usal value of land and new building. Sention on West Side, near city line, acter room house, sun parlor: garage, all procedure; mear Droadway; with about erty worth over \$20,000; will sell at | to \$14,500. A. R. RICE, 70 Cortland: et., New York city. Phone Cortland: 1128.

FI elds to M

RIVERDAY E-ON-HUDSON.

New York City most little act, N. E. C.

ECORGE ROWE, 537 Little act, N. E. C.

23 East 40th St.

Vanderbill

CITY REAL ESTATE.

Borough of Brons-Sale or Rent. BARGAIN-SIMPSON ST. two 5, two 6 room apartments on floor, all improvements, rest \$7,932; first mertgage \$27,000; price \$8,000. O'REHLLY & DAHN. 124 East 56th. Lenox 3901.

Berough of Brooklyn-Same or Rent.

VACANT HOME
REAL BARGAIN.

11 rooms: @dx100; 2 blocks Bay Parkway
subway station, West End Line; 20 mintutes Times Square: electricity, steam,
newly decorated, enclosed porch; refined
residential section; bathing; boat club
near by; all year home; giving it away
at \$14,000; easy terms. For exact address and appointment phone or write
NAT. 18 W. 120th St. Tei. Hariem \$250.

REAL ESTATE-OUT OF CITY. KEW GARDENS

R.E.Pationers Specialist in INDUSTRIALS.

New one family, corner, stuceo, 7 rooms and 2 baths; plot 50x134; near Kew Gardens attition and elevated; also six smaller, adjoining; others; fine, restricted suburb. CLASSIC CONSTRUCTION CO. Myrile and 110th st.; also 34th av. and 113th at., Richmond filli. **COLONIAL HOUSE**

in one of the best residential sections on Long Island. Boating, excellent sand beach abort walk to station; but has a frantage of 150 feet. Munt sel at come. Price \$18,000 I am eyen to an offer. Can be seen today THOS. O'CONNELL, Phone 226 Manhasaet

MANHASSET. Beautiful cottage, containing large living room, other fireplace, diffing room, Nitchen, beforeous and bath, all improvements, plat paging. Price 27,360, Cash required \$1,500. THOS. O'CONNELL. Phone 226 Manhaset.

ence call a meeting of the presidents of life and fire insurance companies, savings banks, &c., and jointly establish a general clearing house through which building loans may be obtained on houses for homes. These loans later on are to become amortized first mortages, running for a period of years. These institutions could readily pool a substantial sum for this purpose and guarantee a fixed annual amount for mortgage purposes until this crisis is REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

THINK OF IT!!

Garden City Estates LOTS for \$100

home-seekers, builders and investors as fast as I was able to offer them on Monday night until after midnight in Brooklyn Real Estate Exchange.

Garden City Estates is now going to grow by leaps and bounds. Hundreds of new houses and bungalows will no doubt be erected there this next year as a result of this great auction sale.

THINK OF IT! More houses and bungalows will probably be built in Garden City Estates in this next year than have been built there in the last fifteen years.

Continuation Auction of

376 GARDEN CITY LOTS on Stewart Ave., Nassau Boulevard and adjoining Streets

Absolute Auction Sale Wednesday, July 6

at 8 P. M., Rain or Shine

In Brooklyn Real Estate Exchange, 189 Montague St. \$25 \$20 \$10

\$100 Lot \$200 Lot \$250 Lot 10% on Day of Sale-10% in Thirty Days

secures a

80% In Monthly Installments of 2% 70% at 6%-60% at 51/2%-50% at 5% may remain on mortgage. Title Guarantee & Trust Co. Policies Free.

Savings Bank Books, on proper assignment, as well as Liberty Bonds, at market value, accepted as deposit. **Inspection Train Next Sunday**

at 2.59 P. M. from Penn. Station, 33d St. 3.00 P. M. from Flatbush Ave., Brooklyn. Tickets may be obtained from representatives at Train Gate

Send for Bookmap and Your Transportation

By motor from 59th Street, via the Queensboro Bridge—Queens Boulevard to Hillsid Ave., Jericho Turnpike to Nassau Boulevard. Sign Garden City Estates.

REAL ESTATE—OUT OF CITY. Long Island-Sale or Bent.

secures a

Forest Kills Gardens Houses and Villa Plots for Sale. 15 Minutes from Penna. Station. SAGE FOUNDATION HOMES CO.

G. WOLF, Exceptional bargalla

THE NEWLY-WEDS AND SOON-TO-BE-WEDS

ARE FLOCKING TO HARMON

ON-THE-HUDSON Come and join them Be Our Guest Next Sunday. A SCORE of new bunga-lows and houses are now under construction by re-cent purchasers. Plans out for many more. Are you going to continue paying rent forever? Call, phone or write for our illustrated booklet, which will tell you all about this wonderful de-velopment.

velopment.

100 trains daily.

Harmon Station on the property.
The Hudson Silver on one side.
The picturesque Craton on the other.

Special train nest Sanday from Grand Central Perminal, 1135 (Payers Sallow From Grand Central Perminal, 1135 (Payers Sallow From Craton Control Perminal, 1135 (Payers Sallow From Craton Control Perminal, 1135 (Payers Sallow From Control Contr

CLIFFORD B. HARMON & CO., Inc. 51 East 42d St., New York City

HOUSE BARGAIN

chester: large plot; large trees, which roads, superb scenery; steam heat, electricity, parquetry, artistic decorations, open fire place, the call of each superproperties of the call of the parties of the call **PHONE YONKERS 3923** BE A BEAVER.

Build Your Home.
Time Is Wasting.
DOUGLAS-GETTELL, CHOICE NEW ROCHELLE HOMES
RENNICKS REALTY CO.
SUCCESSOR OF ALLABOUGH & SON,
D6 North Ave., New Rochelle.
Tals. 660 and 971.

Connecticut-Sale or Rent. E F. HATCH. INC. Tel. 1022 Greenwich, Ct

New York State-Sale or Rent.

45 Acres-At Suffern Apply M. P. CROOK.

New Jersey-Sale or Reut.

RDOCH COMPANY - Mentclair Her Opp. Lackawanna. Phone 4616.

MONTCLAIR PROPERTIES FRANK HUGHES COMPANY CHAS. E. REEVE, MILLBURN, N. J. Homes from ST.500 to \$130,008. Unplewood - Short Bills - Summit. secures a

REAL ESTATE OUT OF CITY.

DAINTY HOME TOTAL FOR SMALL FAMILY OR YOUNG MAR-RIED COUPLE. 6 LARGE ROOMS AND TILED BATHROOM. PLOT 100x154 FT. GARAGE INCLUDED. LESS THAN ONE GARAGE INCLUDED. LESS THAN ONE
HOUR FROM N. Y. CITY. TOTAL PRICE
18,400 COMPLETE. READY TO LIVE IN.
11,750 CASH TAKES IT. BALANCE ON
MORTGAGE. ALMOST 1,000 FT. ELEVATION. BOATING, BATHING AVAILABLE
IN SUMMER. SPLENDID NEIGHBORHOOD. EXCELLENG NEIGHBORS. IT IS
A REAL OPPORTUNITY. DETAILS FROM
B. G. P. O. HOX 748, CITY HALL STATION. NEW YORK CITY.

FACTORIES FOR SALE OR RENT **NEW FACTORIES**

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